



***Sexton Mountain  
Neighborhood Association Committee***

***Monthly Meeting***



**Wednesday, December 17, 2003 @ 7:00 p.m.  
(Tentative – Please confirm before attending)**

**Sexton Mountain Elementary School, Band Room  
15645 SW Sexton Mountain Drive, Beaverton  
(155<sup>th</sup> Ave. & Sexton Mountain Drive)**

Our meetings are held on the third Wednesday of every month. These meetings are open to all residents and business owners in the Sexton Mountain area. The NAC is here to provide information from the City of Beaverton to the local residents, and to help communicate with the City on neighborhood issues. Each month we hear from our Community Policing and Fire & Safety officials on the statistics for our area. Additionally, current relevant topics concerning our community (i.e., land use and ballot issues) and our homes are on the agenda each month. To keep yourself informed about projects, to voice your opinion, and to influence the makeup of your neighborhood, attend the monthly NAC meetings.

<b>AGENDA</b> (Tentative, Subject to change)		<b>Questions? Please Call: Mark Vandervest, Chair – (503) 469-9115</b>
6:50	<b>Sign In (Please be prompt)</b>	
7:00	<b>Welcome, Announcements</b>	<b>INFORMATION</b>
7:10	<b>Approval of October 15, 2003 Meeting Minutes</b>	<b>ACTION</b>
7:13	<b>Approval of November 19, 2003 Meeting Minutes</b>	<b>ACTION</b>
7:15	<b>Community Policing Update</b> – A representative of the City of Beaverton Police Department will discuss law enforcement issues concerning our neighborhood.	<b>INFORMATION</b>
7:30	<b>Fire and Safety Update</b> – Tualatin Valley Fire & Rescue personnel will recap calls taken for out community in the previous month and address Fire Safety Issues.	<b>INFORMATION</b>
7:45	<b>Beaverton Committee for Citizen Involvement Report</b> – Susan Cook, BCCI Representative or Andy Rapp, Alternate.	<b>INFORMATION</b>
7:55	<b>Treasurer's Report</b> – Floyd Harrington, Treasurer.	<b>INFORMATION</b>
7:58	<b>State of the NAC Report</b> – Mark Vandervest, Chair.	<b>INFORMATION</b>
8:05	<b>SMNAC Officer Election</b>	<b>ACTION</b>
8:15	<b>Non Agenda Items</b>	<b>INFORMATION</b>
8:20	<b>Adjournment</b>	<b>ACTION</b>

**Attachments:**

-  October Minutes
-  November Minutes

ADA Notice: This information is available in large print or audiotape upon request. In addition, assistive listening devices or sign language interpreters are available at any public meeting with five days advance notice. To request these services, call (503) 526-2243 Voice/TDD.

Representatives of your Neighborhood Association Committee (NAC) developed this material. Distribution is courtesy of The City of Beaverton's Neighborhood Program, (503) 526-2243, in an effort to encourage awareness and citizen participation.

**SEXTON MOUNTAIN NEIGHBORHOOD ASSOCIATION COMMITTEE  
ANNUAL / GENERAL ASSOCIATION MEETING  
October 15, 2003**

This meeting of the Sexton Mountain NAC was held at 7:00 p.m. on October 15, 2003 in the Sexton Mountain Elementary School Music Room.

NAC Board Members present: Bryce Adkins, Jane Athanasakos, Susan Cook, Mike Galimanis, Lewis Gouge, Floyd Harrington, and Andrew Rapp.

NAC Board Members absent: Margaret Barrett, Bob Bock, Dave DeHarpport, Richard Krikava, Allen Schroeder, and Mark Vandervest.

Other Guests in attendance: Officer John Macaulay representing the Beaverton Police Dept.; Captain Rich Hoffman with 3 members of the Tualatin Valley Fire and Rescue Station 66; twenty five (approx) neighbors with interest in a proposed development at SW 170<sup>th</sup> and Weir Road.

**Meeting Opening:** Vice Chair Lewis Gouge called the meeting to order at 7:05 pm. Lewis explained that this, our annual meeting, is unique. All general members of Sexton Mountain NAC are eligible to vote and participate directly in all business of this meeting, including the election of new board members. At subsequent meetings, voting is limited to the representative members elected to the boards.

**Announcements:**

\*Our recorder, James Maguire, tendered his resignation from the board on Sept 23<sup>rd</sup> to pursue proactive interests in our community. Thanks go out to Jim for his service to our NAC.

\*Tualatin Hills Park and Recreation District announced their new program for Stewardship leaders. Three training sessions are open for volunteers on Nov. 5, 12, and 15.

\*Notices of meetings for the Board of Design Review, the Planning Commission, and the Traffic Commission were read. Activities announced concerned the Beaver Creek Subdivision amendment, the Holland Park PUD (change from R-7 to R-5 zoning), implementation of the 114<sup>th</sup> Avenue Study Area of the Downtown Beaverton Regional Center, implementation of traffic changes in Beaverton, and a hearing to add a traffic signal at SW Brockman St. and Davies Road.

\*A Notice of Decision was finalized to allow home occupation use for GA Bovero Tile and marble at 8615 SW Turquoise Loop in the Sexton Mountain NAC area. Conditions of Approval are available for those interested.

***\*A notice of an informational meeting for a proposed 5 lot development at SW Fox Lane (near SW Weir Rd and Davies Rd) was received.***

**Items of Business:**

\*Approval of Minutes. The minutes of the June 18, 2003 meeting and the September 17, 2003 meeting were approved as written. These votes were unanimous with 22 members voting and 0 abstaining (4 non-members were also present).

\*Community Policing update. Officer John Macaulay reported an upturn in criminal activity lately. He emphasized caution for securing automobiles, garages, etc. and to avoid leaving valuable items visible in autos. Several questions from the NAC were fielded.

***\*Tualatin Valley Fire and Rescue update. Capt. Rich Hoffman spoke to the NAC. He emphasized some of the safety facts brought out in the publication of TVF&R called "Safety Matters". This publication will be mailed in the near future along with City of Beaverton correspondence.***

\*BCCI news. Susan Cook, one of our NAC's representatives, explained how this Committee for Citizen involvement organization works with the city management and with the various NACs. Susan invited questions from the NAC, stating that our concerns can make a difference for our community.

\*Treasurer's Report. Floyd Harrington gave his annual report to the NAC. Beginning at October 1, 2003 our account held \$1797.52. Expenditures for the year were \$10.87; and income consisted of \$290.40 from Neighborhood Clean-up proceeds and a total of \$7.83 from account deposit interest. This left a new balance of \$2084.88 as of this date. Floyd reminded the NAC that this will complete his 3<sup>rd</sup> year as Treasurer. This will make him ineligible next year as Treasurer.

\*State of the NAC Report. This will be given at the November 19 meeting.

\*Western Planning Associates presentation. Melanie Poe, the project coordinator for Western; Steve Roper of SR Design; and Craig Brown of Matrix Development were describing a proposed 19 lot development on the former Turrel

property located at SW 170<sup>th</sup> and Weir Road. Western Planning had invited the surrounding property owners and residents to view and discuss their proposal in more detail. This property had recently (summer 2003) been annexed to Beaverton as an R-5 zoning for Standard Residential Density for single family dwellings.

A conceptual site plan was presented to all in attendance (36 persons during this presentation). There was considerable discussion and concern regarding the size of the individual lots being too narrow, and out of conformance with adjacent development. Concerns were also expressed of traffic safety at the new road intersection with Weir Rd. There were also questions about the usage of the 'common property' at the north and east borders of the development. Would this be deeded to THPRD or an alternative?

This property, when county land, was zoned as R-6 z which meant subdivision was intended for six lots per acre of land. When the land became annexed to Beaverton, it became designated by Beaverton's R-5 zoning – roughly meaning subdividable to 5000

sq. ft. lots. This was Beaverton's nearest equivalent zone designation. This meeting precedes the formal design and application to Beaverton for development permitting.

\*Sexton Mountain NAC Board Elections. The following slate of members were elected to the board for the following year.

- |                       |                     |                      |
|-----------------------|---------------------|----------------------|
| 1. Bryce Adkins       | 5. David Cook       | 9. Lewis Gouge       |
| 2. Jane Athanasakos   | 6. Susan Cook       | 10. Floyd Harrington |
| 3. Andrew Rapp        | 7. David DeHarpport | 11. Mark Vandervest  |
| 4. Jorge Emilio Carbo | 8. Mike Galimanis   |                      |

This slate was approved by a unanimous vote of 8 in favor, 0 opposed, and 0 abstaining general members.

Adjournment: The meeting was adjourned by vice-chair Lewis Gouge at 8:40 pm.

Submitted by acting Recorder – Bryce Adkins

(Transcribed & spell checked for electronic format by Mark Vandervest 11/3/03)

# **SEXTON MOUNTAIN NEIGHBORHOOD ASSOCIATION COMMITTEE**

## **MONTHLY ASSOCIATION MEETING**

***November 19, 2003***

This meeting of the Sexton Mountain NAC was held at 7:00 p.m. on November 19, 2003 in the Sexton Mountain Elementary School Music Room.

**NAC Board Members present:** Jane Athanasakos, Jorge Carbo, Floyd Harrington, and Mark Vandervest.

**NAC Board Members absent:** Bryce Adkins, David Cook, Susan Cook, David DeHarpport, Mike Galimanis, Lewis Gouge, and Andrew Rapp.

**Other Guests in attendance:** 3 members of the Tualatin Valley Fire and Rescue Station 66

**Welcome & Announcements:** With only 3 board members present until 7:15pm, the start of the meeting was delayed. 1 additional board member arrived at 7:20pm along with the members of the TVF&R.

Informal discussion was made including:

- The Sexton Mountain School band room was locked until a board member was able to hunt down a teacher who unlocked the door at 7:05pm. Discussion was made as to how to prevent such a delay in the future.
- Fire safety was informally discussed due to the approaching holiday season.
- The October meeting was discussed due to the intensity of the meeting and specifically the lack of vocal control from one NAC member in attendance that was in opposition of the development presented by Western Planning Associates. Further discussion was made about concerns related to the state of the City. It was suggested that Mayor Drake should be approached to speak to the NAC and address concerns of the residents.
- The South Beaverton NAC is hosting Dale Henley, President & CEO of Haggen, Inc. at their meeting on January 8, 2004. The meeting is to be held at 7pm at the Southridge High School Community Room located at 9625 SW 125<sup>th</sup> Avenue. They will be presenting information on the new Haggen's to be built on Murray Blvd., including the building schedule. Cookies baked in a Haggen bakery will be served.
- NAC had a leadership meeting, in which lack of NAC attendance was discussed.
- The failure of the City of Beaverton to complete the SMNAC monthly mailing due to a server being down as informed by Megan Callahan. Discussion was made as to developing city follow-up protocol to avoid confusion in the future. It was further discussed that the City of Beaverton had failed to complete the mailing for the SMNAC four times throughout the last calendar year, which may be the reason why attendance and interest in the NAC has dropped. Mark will try to get the October minutes mailed for the December meeting.

**Community Policing Update:** No members of the Beaverton Police were in attendance.

**Beaverton Committee for Citizen Involvement Report:** No BCCI representatives were in attendance.

**Treasurer's Report:** Floyd Harrington had to leave early, therefore no report was made.

**State of the NAC report:** Due to the lack of attendance, the State of the NAC report was delayed until the next NAC meeting.

**SMNAC Officer Elections:** Due to the lack of attendance, and lack of quorum, the Officer Elections were delayed until the next NAC meeting. Informal discussion was made about Mark Vandervest & Floyd Harrington having been in their respective officer positions for three consecutive years. According to the SMNAC bylaws, each will be ineligible to hold their respective positions for the next calendar year.

**Non-Agenda Items:** There was informal discussion as to whether to hold a December meeting. Mark Vandervest said that he would e-mail the board members to see who would be able to attend.

**By 7:30pm no other members arrived. It was decided by the 3 board members remaining in attendance that the meeting be terminated and all announcements and action be tabled until the next monthly meeting.**

Submitted by acting Recorder – Mark Vandervest

